	MTC - 10257 STEVENS NESS LAW PUBLISHING CO., PORTLAND, OR. 87204
o. 881—Oregon Trust Deed Series—TRUST DEED.	TRUST DEED vol. <u>M8</u> Pages 10133
THIS TRUST DEED, made this	thday of
	, as Trustee, and
rantor,William.LSiSemory Certified Mortgage Co	);
	WITNESSETH: , sells and conveys to trustee in trust, with power of sale, the property Dregon, described as:
Klamath	LA Bleasant View Tracts, according to the Oregon, Exceptin
e North 58 feet of Lot 3, Bloc at thereof on file in the offi erefrom the Easterly 5 feet th Deed Volume M65, page 216, Mi	k 4, Pleasant View Tracts, according to the official ce of the County Clerk of Klamath County, Oregon, Exceptin hereof, conveyed to Klamath County for road purposes acrofilm records of Klamath County, Oregon.
	preditaments and appurtenances and all other rights thereunto belonging or in anywise ues and profits thereof and all fixtures now or hereafter attached to or used in connec-
sether with all and singular the tenements, he w or hereafter appertaining, and the rents, iss	preditaments and appurtenances and all other rights thereunto belonging or in anywise uses and profits thereof and all fixtures now or hereafter attached to or used in connec- performance of each agreement of grantor herein contained and payment of the *****
IN WITH SALE PURPOSE OF SECONING	t
m of Two thousand and noy roo	Dollars, with interest the total payment of principal and interest hereon, in
ote of even date herewith, payable to service of even date herewith, payable to service and payable	ry or order and made by granuo, the third with the final installment of said note June 4
old. conveyed, assigned of the solution of the solutions hen, at the beneficiary's option, all obligations herein, shall become immediately due and payal herein, shall become immediately due and payal the solution of the solution of t	ble. south used for agricultural, timber or grazing purposes.
The above described real property is not control the above described real property is not control the security of this trust dee	(a) consent to the making of any restriction thereon; (c) join in any ed, grantor agrees: (a) consent to the making of any restriction thereon; (c) join in any entry in good condition granting any easement or charge subordination or other agreement allecting this deed or the line or persons.
2. To complete or restore prompty may be c	good and damaged or constructed, damaged or be conclusive proof of the truthuliness be
is and restrictions attecting said property; if the be tions and restrictions attecting said property; if the be	eneficiary so requests the indebt for the indebt for the unit of t
proper public office or offices, as well as may be d by filing officers or searching agencies as may be d	deemed desirable by the issues and profits, including to operation and collection, including to order as bene surance on the buildings less costs and expenses of operation and collection, including to order as bene new's tess upon any indebtedness secured hereby, and in such order as bene
now or herealter erected on the said premises against and such other hazards as the beneficiary may from and such other hazards as the beneficiary may from and such other hazards as the beneficiary may from	at loss or damage of the international determining upon and taking possession of an at the and other internation of the international o
policies of the shall fail for any reason to best fifteen	ny such insurance and to property, and the such notice of default instruments of any indebtedness secure idays prior to the expira-
tion of any policy of insurance now of at grantor	r's expense. The another is the second of any agreement is and payable. In such a pay be applied by benefit- hereby or in his performance of any agreement we and payable. In such a payable is trust de
may determine, or at option of benchmarks, such a any part thereol, may be released to grantor. Such a any part thereol, may default or notice of default h	annication of receive in equity us in the latter even the of default and his creek
act done pursuant to such notice. act done pursuant to such notice. The from constru- 5. To keep said premises there that may be	ction lens and to bay to sell the said the trustee shall hix the time to be this trust deed hereby, whereupon the trustee shall hix the time to be been been by law and proceed to loreclose this trust deed hereby, whereupon the trustee shall have and proceed to loreclose this trust deed
charges become past due or delinquent and provide pay charges become past due grantor fail to make pay	payable by grantor, either then alter default at any time prior to other person so privileged then alter default at any time prior or other person in interest, resp
by direct payment or by providing at its optic	set forth in the note secured lively, the entire amount then due states and expenses actually set forth in the note secured to the states and expenses actually set for the secure of the states and expenses and attorney's fees not
and the allocations utseries and	of the debt secured by, it enforcing the terms of milded by law) other man secured and thereby
covenants hereof and for such payments of the grant erty hereinbelore described, as well as the grant erty hereinbelore described, as well as the grant	tor, shall be beligation herein ent of the obligation herein the trustee. 14, Otherwise, the sale shall be held on the date and at the time the trustee.
out notice, and the nonpayment introst deed immed	diately due and physics be postponed as provided parcels and shall sent the time of sale. Tr
constitute a breach of this trust deed. constitute a breach of this trust deed. 6. To pay all costs, lees and expenses of 6. To be the start of the other costs and exp	this trust including incurred auction to the highest blocks the decin inform as required shall deliver to the purchaser its decin inform as required and the shall deliver to the purchaser its decin inform as reacting expression of the property so sold, but without any covenant or warranty, express or shall be conclusive but including the property so sold, but without any covenant or warranty expression.
of title search with or in enforcing this bongaristic in connection with or in enforcing this bongaristic less actually incurred.	or proceeding purporting to or trustee; and in any suit, of the trusther and beneticiary, may purchase at the sale.
affect the security in which the beneficiary of a action or proceeding in which the beneficiary of a	y all costs and expenses, the shall apply the proceeds of sale to payment a reasonable charge by the trustee's attorney's lees; the shall apply the proceeds of the trustee and a reasonable charge by the trust deed, (3) to all p
cluding evidence of title and the Detentional	ugraph 7 in all cases such as the function of the oblightion secured of the interest of the trustee in the appeal from any judgment of to pay such such as the ap- having recorded liens subsequent to the interest of their priority and (4) the interest may appear in the order of their interest of this successor in interest entitled to
decree of the trial court, grantor have a the by pellate court shall adjudge reasonable as the by pellate court shall appeal.	eneliciary s or fruster is any reason permitted by law beneficiary may from the surplus.
It is mutually agreed that: It is mutually agreed that or all o s. In the event that any portion or all o is the deminent domain or condemnal	I said property shall be taked tion, benchciary shall have the successor trustee appoint a successor or successor is successor trustee appoint a successor trustee, the latter shall be vested with al successor trustee appoint a successor trustee, the latter shall be vested with al
under the right of entry that all or any right, if it so elects, to require that all or any as compensation for such taking, which are in as compensation for such taking, expenses and attor	reverse of the amount requires the paid of powers and duties conferred upon any substitution shall be made of powers and duties conferred upon any substitution shall be made of the paid to beneficiary and the paid to beneficiary containing reference to this true the executed by beneficiary, containing reference to the true true to be by beneficiary.
incurred by grantor in such proceedings, and incurred by grantor in such proceedings, and the su	d expenses and attorney's lees, instrument of record, which, when record which the property is si
ficiary in such proceedings, and the bill ficiary in such proceedings, and the bill of the secured hereby: and grantor agrees, at its own secured hereby: and grantor agrees, at its own	respense, to fake such com- 17. Trustee accepts this treord as provided by law. Instee respense, to fake such com- trustee accepts this record as provided by law. Instee acknowledked is made a public record as provided by law. Instee acknowledked is made a public record as provided by law.
and execute such more heneficiary's request.	upon written request of pene- obligated to notify any action or proceeding in which grantor, benefit by truste
o. At any time and from time resentation	of this deed and the little frust of on unless such action of proceeding

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto and that he will warrant and forever defend the same against all persons whomsoever. The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a)\* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below), (b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. \* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, or is not to finance the purchase of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. Alona Dr. 11100 (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93.490) STATE OF OREGON, STATE OF OREGON, County of ..... ) 55. County of ....Klamath , 19 Personally appeared and and Personally appeared the above named ..... Leona M. Van Dusen who, each being first duly sworn, did say that the former is the ...... president and that the latter is the..... A fight acknowledged the foregoing instrusecretary of L'RL A a corporation, and that the seal atlixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act ment ip ber voluntary act and deed. PFFICIAL Betore me: SEAL 3 L Security Comment Rotary Public for Oregon 5-6-84 and deed. Before me: CF CR AF commission expires: 5-6-84 Notary Public for Oregon (OFFICIAL My commission expires: SEAL) REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. TO: ....., Trustee The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held bytyou under the same, Mail reconveyance and documents to DATED: , 19...... Beneficiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. TRUST DEED (FORM No. 881) STATE OF OREGON, AW PUB, CO. County of .......Klamath ss. I certify that the within instrument was received for record on the at. 9:05 ......o'clock. A.M., and recorded Grantor SPACE RESERVED in book/reel/volume No...M81.....on FOR page10133.....or as document/fee/file/ RECORDER'S USE instrument/microfilm No. ...470......., ..... Record of Mortgages of said County. Beneficiary Witness my hand and seal of CERTIFIED MORTGACE CO. County affixed. 830 KLAMATH AVENUE KLAMATH PALLS, OFEGON 97501

-Evelyn Biehn County Clerk By Letrologica Deputy

Fee \$7.00